

**Notice of Sheriff's Levy and Sale**  
**IN THE IOWA DISTRICT COURT IN AND FOR WORTH COUNTY**

STATE OF IOWA  
WORTH COUNTY

}

Iowa District Court Worth County

Case #: EQCV012836

Civil #: 23-000379

**IDAHO HOUSING AND FINANCE ASSOCIATION**

**VS**

**LINDSAY J BREITKREUTZ A/K/A LINDSAY JO BREITKREUTZ; NICOLAS J  
BREITKREUTZ; UNITED STATES OF AMERICA, SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT; STATE OF IOWA, CHILD  
SUPPORT RECOVERY UNIT; UNKNOWN SPOUSE, IF ANY OF LINDSAY J  
BREITKREUTZ, A/K/A LINDSAY JO BREITKREUTZ; UNKNOWN SPOUSE,  
IF ANY OF NICOLAS J BREITKREUTZ; PARTIES IN POSSESSION**

- ☒ Special Execution  
☐ General Execution  
☐ Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant (s)

- ☒ Real Estate  
☐ Personal Property  
☒ Described Below  
☐ On attached sheet:

To satisfy the judgment. The Property to be sold is

LOTS ONE (1), TWO (2), AND THREE (3), IN BLOCK NINE (9), OF MITCHELL'S ADDITION TO MANLY, WORTH  
COUNTY, IOWA  
LOCALLY DESCRIBED AS 337 EAST ELMORE, MANLY IOWA 50456

Property Address: 337 EAST ELMORE, MANLY IOWA 50456

The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

11/14/2023 10:00 WORTH COUNTY SHERIFF'S OFFICE, 1000 CENTRAL AVE, NORTHWOOD, IA 50459

☒ Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or , if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the sheriff will have it platted and charge the costs to this case.

☐ Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_

☒ This sale not subject to Redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 93,825.46	\$ 15,050.31	PLUS	\$15,163.74	Pending	ANDREA DYAR
Date	DAN A. FANK				4601 WESTOWN PKWY SUITE 25
10/02/2023	WORTH COUNTY SHERIFF				WEST DES MOINES, IA 50266
					(515)223-7325